083.0	0001	0009.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	845,700 /	845,700
					USE VALUE:	845,700 /	845,700
					ASSESSED:	845,700 /	845,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		ALPINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KNORLEIN BENJAMIN
Owner 2:	SHU HUAN
Owner 3:	
Street 1:	53 ALPINE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MAC DONALD RICHARD J & LISA -
Owner 2:	-
Street 1:	53 ALPINE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Wood Shingle Exterior and 2519 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	446,100	600	399,000	845,700
Total Card	0.115	446,100	600	399,000	845,700
Total Parcel	0.115	446,100	600	399,000	845,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 335.70 /Parcel: 335.70

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 083.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	446,100	600	5,000.	399,000	845,700		Year end	12/23/2021
2021	101	FV	357,600	600	5,000.	399,000	757,200		Year End Roll	12/10/2020
2020	101	FV	357,700	600	5,000.	399,000	757,300	757,300	Year End Roll	12/18/2019
2019	101	FV	273,300	700	5,000.	393,300	667,300	667,300	Year End Roll	1/3/2019
2018	101	FV	273,300	700	5,000.	302,100	576,100	576,100	Year End Roll	12/20/2017
2017	101	FV	273,300	700	5,000.	285,000	559,000	559,000	Year End Roll	1/3/2017
2016	101	FV	273,300	700	5,000.	262,200	536,200	536,200	Year End	1/4/2016
2015	101	FV	258,600	700	5,000.	245,100	504,400	504,400	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6742

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAC DONALD RICH	1575-127	1	7/6/2021		1,153,000	No	No		
DECAREAU ANN T	1089-007		12/4/1992		150,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/2/1996	184		30,000					16X24 2 STORY ADDI

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2021	SQ Returned	JO	Jenny O
9/16/2021	SQ Mailed	JO	Jenny O
10/19/2018	Info At Door	HS	Hanne S
2/26/2009	Measured	189	PATRIOT
1/19/2000	Meas/Inspect	163	PATRIOT
8/5/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

51730

GIS Ref

GIS Ref

Insp Date

10/19/18

!6742!

PRINT

Date	Time
12/30/21	04:24:30

LAST REV

Date	Time
11/15/21	08:36:03
jorourke	

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	51730
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	399,000	Spl Credit		Total:	399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.20702910
Const Adj.:	0.98990101
Adj $ / SQ:	161.303
Other Features:	105384
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	500120
Depreciation:	54013
Depreciated Total:	446107

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1996
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

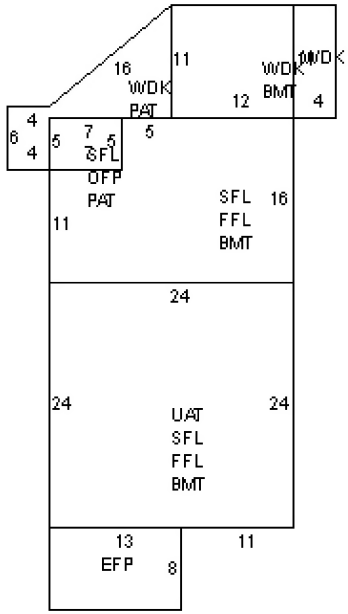
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	161.30
Special Features:	0	Val/Su Net:	122.96
Final Total:	446100	Val/Su SzAd	236.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,057	67.260	71,098
SFL	Second Floor	960	161.300	154,851
FFL	First Floor	925	161.300	149,206
WDK	Deck	272	9.580	2,605
UAT	Upper Attic	144	64.520	9,291
PAT	Patio	131	5.060	663
EFP	Enclos Porch	104	52.860	5,498
OFP	Open Porch	35	43.560	1,524
	Net Sketched Area:	3,628	Total:	394,736
Size Ad	1885	Gross Area	4060	FinArea 2519

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 083.0-0001-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1996	0.00	T	18.4	101						
2	Frame Shed	D	Y	1	10X8	A	AV	1996	0.00	T	18.4	101						
19	Patio	D	Y	1	10X18	A	AV	1996	4.33	T	18.4	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600

IMAGE

AssessPro Patriot Properties, Inc